

Reston Master Plan – Phase II

Site-specific Submissions

Purpose

Phase II of the Reston Master Plan Special Study provided an opportunity to submit property-specific land use proposals to be included in the draft “strawman” Comprehensive Plan text for Reston. Submissions were accepted from May 22, 2014 through July 11, 2014.

Submissions

Three (3) proposals were received via the on-line submission form and one (1) site-specific proposal remains from 2008-2008 Area Plans Review (APR) process :

- The 1st submission, from Sheena Bhasin, is outside the geographic scope of the Phase II study and will not be considered. [See the Reston study website under Community Comments.](#)
- The 2nd submission, from Bill Penniman, is not site-specific or proposing a specific land use concept and will not be considered. [See the Reston study website under Community Comments.](#)
- The 3rd submission, from Robert Hostler, is within scope and will be evaluated. See next page.
- The County of Fairfax received [proposal APR#08-III-8UP during the 2008-2009 APR process](#) that will be evaluated in Phase II. See next page.

Proposal Review

The proposal below is being evaluated. Staff will provide an addendum to the draft “strawman” with reasons for the proposal’s inclusion or exclusion. The draft “strawmen” will be posted on the Reston Master Plan website in September, along with the addendum evaluating the proposal.



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General Location:	Lake Fairfax Drive, Reston	On-Line Submission
Street Address:	1321 Lake Fairfax Drive	
Tax Map Parcel Number:	0181 01 0002	
Identify total aggregate size of all parcels in acres or sqft	308,842 square feet	
Do you own the subject property or represent the owner?	Yes	
Describe the character and type of proposed development,	This property is currently designated as Private Recreational. The property is currently zoned R-E and the Owner would like to include an option in the Plan for residential with a designation of R-1	
Provide justification for the proposed amendment.	The Owner, Fairfax Hunt, Inc., is considering relocating its operations and desires to have the option for this property to be converted to residential as are the surrounding properties.	
Contact	Robert P. Hostler of Fairfax Hunt, Inc.; , 671-283-4086, 3989 Chain Bridge Road, Fairfax	

General Location:	Colvin Woods (formerly Carter Lake Apts) - APR#08-III-8UP	08' – 09' APR Submission
Street Address:	11011 Becontree Lake Dr.	
Tax Map Parcel Number:	0181 01 0008, 0181 01 0009	
Identify total aggregate size of all parcels in acres or sqft	47.4727 acres	
Do you own the subject property or represent the owner?	Yes	
Describe the character and type of proposed development,	The properties are a collection of 7 garden apartment buildings built in the late 1970s and currently planned for residential use at 4-5 du/ac. The owner proposes three additional low-rise multifamily buildings as well as approximately 40, for-sale townhomes on the southern portion of the site. Proposes an increase in density to 8-12 du/ac.	
Provide justification for the proposed amendment.	The proposal would better achieve the Plan objectives than what is currently in the adopted Plan. This nomination provides opportunity to update Plan language with the County's stormwater and env. protection policies , “green” building principles, and enhance active recreational and amenity opportunities for the community.	
Contact	David R. Gill, Ross Development and Investment, 703-712-5039, 1750 Tysons Blvd	